



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, MARCH 24, 2009

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Present
Secretary	Bryan Johnson	Present
Commissioner	Stephen Hulsey	Present
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	Jeff Trykoski	Present

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:32 p.m.

Representing staff were: Scott Ingalls, Development Coordinator; Suzanne Morgan, Planner; Ross Culbertson, Planner; Claire Swann, City Attorney; Alyssa Sanders, Engineer in Training; Shelly Long, Traffic Engineer; Paul Siebert, Deputy Chief; and Carey Frazier, Administrative Assistant.

APPROVAL OF MINUTES

- 2. Consider and act upon approval of minutes of the Planning & Zoning meeting on March 10, 2009.**
Commissioner Hulsey made note of an error in the March 10, 2009 minutes, item

10. The motion was made by Hulsey and seconded by Moss. Commissioner Hulsey moved to approve the minutes with the correction. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0. Minutes approved.

CONSENT AGENDA

Commissioner Hulsey moved to pull Items 3 & 4 from the Consent Agenda. Commissioner Moss seconded the motion. Chairman made note that Commissioner Stephen Hulsey stepped down from the dais due to a conflict of interest at 6:35 p.m.

Commissioner Moss moved to approve items 3 & 4. Commissioner Russell seconded the motion. Motion carries. Vote: 4-0. Item approved.

3. **Conveyance Plat:** George and Debra Purefoy Elementary School, Block A, Lots 1 & 2 (CP09-0001)
 Owner(s): Frisco ISD
 Two lots on 12.9± acres located on the southeast corner of Eldorado Parkway and Teel Parkway. Zoned Commercial-1. Neighborhood #45. RC.
4. **Site Plan & Final Plat:** George and Debra Purefoy Elementary School, Block A, Lot 1 (SPFP09-0001)
 Owner(s): Frisco ISD
 An elementary school on one lot on 8.8± acres located on the east side of Teel Parkway, 225.0± feet south of Eldorado Parkway. Zoned Commercial-1. Neighborhood #45. RC.
5. **Site Plan and Final Plat:** Legacy Crossing Addition, Block A, Lot 7 - Jack in the Box (SPFP09-0003)
 Owner(s): Legacy Parkway, LP.
 A restaurant with a drive-thru on one lot on 1.0± acre on the west side of Legacy Drive, 310± feet north of Main Street. Zoned Retail. Neighborhood #45. JE

 Commissioner Moss moved to approve agenda item 5. Commissioner Trykoski seconded the motion. Motion carries. Vote: 5-0. Item approved.

PUBLIC HEARINGS

Chairman Dave Wilcox made note that Commissioner Hulsey returned to the dais and Dr. Johnson joined the meeting at 6:38 p.m.

6. **Public Hearing - Replat:** Pearson Farms, Phase 1-A, Block A, Lots 25R, 26R, 27R & 28R (RP09-0001)
 Owner(s): Sara Bender, Carlos A. and Jacqueline Iniguez, Christopher T. Olson, & Benjamin and Meredith McDaniel
 Four single family lots on 0.7± acre on the south side of Sage Ridge Drive, 60.0± feet east of Pecan Chase Lane. Zoned Planned Development-180-Single Family-3/Single Family-4/Single Family-5/Patio Homes. Neighborhood #41. SM

Suzanne Morgan reviewed staff comments with the Commission and recommended approval.

Commissioner Hulsey moved to open the public hearing. Commissioner Moss seconded the motion. Motion carries. Vote: 6-0.

There being no one to speak on the item Commissioner Moss moved to close the public hearing. Russell seconded. Motion carries. Vote: 6-0. Item approved.

Following review and discussion, Commissioner Johnson moved to approve. Commissioner Hulsey seconded the motion. Motion carries. Vote: 6-0. Item approved.

7. **Public Hearing - Site Plan & Replat:** AT&T Addition, Blk. A, Lots 3R & 4, (SPRP09-0002) Frisco Day School

Owner: Kreative Kids Academy LLC.

A child day care on two lots on 6.9± acres, on the northwest corner of Eldorado Parkway and Coit Road. Zoned Planned Development-88-Office-1. Neighborhood #8. RC

Ross Culbertson reviewed staff comments with the Commission and recommended approval.

Commissioner Moss moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 6-0.

There being no one to speak on the item Commissioner Moss moved to close the public hearing. Russell seconded. Motion carries. Vote: 6-0. Item approved.

Following review and discussion, Commissioner Richardson moved to approve. Commissioner Moss seconded the motion. Motion carries. Vote: 6-0. Item approved.

8. **Public Hearing:** Private Street Amendment to Article II, Section 3.04(1) (ZA08-0004)

Applicant(s): City of Frisco

A request to amend Article II, Section 3.04(1) of the Comprehensive Zoning Ordinance regarding Private Street Development. SM

Suzanne Morgan reviewed staff comments and stated that the item had been tabled from a previous meeting.

Commissioner Moss moved to remove item from the table. Hulsey seconded. Motion carries. Vote: 6-0. Item removed.

Suzanne Morgan reviewed staff comments with the Commission and recommended the item continue being tabled.

Following review and discussion, Commissioner Moss moved to table the item and continue the public hearing to the April 28, 2009 meeting. Commissioner Trykoski seconded the motion. Motion carries. Vote: 6-0. Item tabled.

GENERAL INFORMATION

9. Hear update on screening wall on the southwest corner of Teel Parkway and Main Street.
Scott Ingalls updated the Commission on the landscape screening proposed by the property owner and landscape architect. The screening is being updated with new materials that can more affectively screen up to 6 feet.
10. Update on the results of the March 17, 2009 City Council meeting. SI
Scott Ingalls updated the Commission on the results from the March 17, 2009 City Council meeting.
11. Scheduling of future Discussion Items. SI
There were no discussion items to add to a future agenda.
12. Review of Planning & Zoning Commission projects.
There were no current projects to discuss.

ADJOURN

There being no further business, Commissioner Russell made motion to adjourn the meeting at 6:54 p.m. Commissioner Moss seconded the motion. Motion carries. Vote: 6-0. Item approved.

Dave Wilcox, Chairperson

Bryan Johnson, Secretary

(Please note these are preliminary meeting minutes and are not official until approved at the next scheduled meeting.)